This Instrument Prepared by:
ROSE PALERMO
43 Music Square West
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 684431 **DEEDQC**
07/27/2021 10:57:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210727-0100645

The actual consideration or value whichever is greater for this transfer is $ -0- .

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 13th day of July, 2021.

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: May 09, 2023

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Niki Reese 1160 Travelers Ridge Drive Nashville, TN 37220	Same	145 11 0 034.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, I, James Patrick Reese, by these presents do hereby quitclaim and convey unto Niki Reese, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, and more fully described as follows:

BEING Lot No. 1 on the Plan of RESUBDIVISON OF LOTS 27 & 28 OF INNS OF

GRANNY WHITE & CRECRAFT PROPERTY of record in Plat Book 6250, Page 841, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Niki Reese and James Reese, wife and husband, by deed from Narvel W. Blackstock, unmarried, dated 11/20/2019, of record in Instrument # 20191120-0119698, Register's Office for Davidson County, Tennessee. The said Niki Reese and James Patrick Reese, having since been divorced by Final Decree of Divorce on the 7th day of July of 2021, in the Third Circuit Court for Davidson County, Tennessee, Docket No. 21D691, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement with all rights, hereditament, and appurtenances thereunto appertaining.

THIS is unimproved property known as 1160 Travelers Ridge Drive, Nashville, TN 37220.

THE said James Reese and James Patrick Reese, is one and the same person.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 17 day of May, 2021.

BY: JAMES PATRICK REESE

STATE OF Virginia

COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Patrick Reese**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Richmond, Virginia, this 17th day of May, 2021.

Brittany Shawntey Goodman

NOTARY PUBLIC

BRITTANY SHAWNTEY GOODMAN
ELECTRONIC NOTARY PUBLIC
EXPIRES 7/31/2023
COMMONWEALTH OF VIRGINIA

My Commission Expires: 07/31/2023

Certificate of Authenticity

I, Michelle Marshall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on MAY 17 2021.

Date

Affiant Signature

7/26/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of July, 2021.

Notary's Signature

My Commission Expires: May 09, 2023

Date

Notary's Seal (if on paper)

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY